

AGENDA

COUNCIL MEETING
Tuesday, August 23, 2022
5:30 P.M.

CITY HALL COUNCIL CHAMBERS

I. CALL TO ORDER:

II. OPEN FORUM: This is a time for any concerned citizen to speak to the Council on an item that is not on the agenda. Limit of 3-5 minutes per speaker.

III. CONSENT ITEMS:

- A. 8/9/22 regular Council minutes.
- B. Fireworks permit for Timothy Waters at Jefferson Community Golf Course on October 15, 2022.
- C. Pay estimate #9 of \$37,637.00 of CDBG funds for 200 E. State Street.
- D. Pay estimate #4 of \$38,641.26 to Jensen Builders, LTD for Greene County Animal Shelter.
- E. Pay estimate #5 of \$123,083.57 to Jensen Builders, LTD for Greene County Animal Shelter.
- F. Road Use Tax/Street Finance Report.

IV. NEW BUSINESS:

- A. Public Hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement.
- B. Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement.
- C. Consider approval of Colin Shriver as a firefighter for Jefferson Fire Department.
- D. Consider approval of Façade improvement grant for RVP 1875 at 115 South Wilson St for \$12,500.
- E. Consider approval of development agreement for 203 West Harrison (former middle school).
- F. Consider approval of first reading to increase water rates by 5%
- G. Consider first reading of revised sewer rate ordinance effective for FY 2023-2024.
- H. GCDC quarterly report and approval of funds.

V. REPORTS:

- A. Engineer, City Clerk, Attorney, City Administrator
- B. Departments
- C. Council & Committees
- D. Mayor

VI. ADJOURN.

AGENDA SUMMARY

DATE 8/23/22

NEW BUSINESS

- A. **Public Hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement.** The public hearing is to take comment on the proposal to for the City to enter into a \$15M loan agreement for the work required to upgrade the waste water plant.
- B. Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. Resolution attached
- C. **Consider approval of Colin Shriver as a firefighter for Jefferson Fire Department.**
- D. **Consider approval of Façade improvement grant for RVP 1875 at 115 South Wilson St for \$12,500.** Application attached
- E. Consider approval of development agreement for 203 West Harrison (former middle school). At the 8/9/22 Council meeting, the City accepted a \$600,000 grant from the Iowa Economic Development Authority. The attached agreement with the developer of the project outlines how the funds will be used.
- F. **Consider approval of first reading to increase water rates by 5%.** The water committee evaluated the increase costs of chemicals and funding necessary for anticipated plant improvements and is recommending the 5%. The rate would increase the base amount for water service for the first 134 cubic feet by 35 cents per month from \$11.86 to \$12.45 and the price per additional 100 cubic feet would increase by 37 cents from \$7.44 to \$7.81. Attached is a table showing the increase by amount of water used.
- G. **Consider first reading of revised sewer rate ordinance effective for FY 2023-2024.** The first reading of this ordinance occurred at the 8/9/22 Council meeting. However there was an error on the effective date so the revised ordinance will essentially restart the process. The revised ordinance does not affect the proposed rates.
The Wastewater Committee and Finance committee reviewed the fee structure needed to provide the necessary funding for a \$15 million dollar upgrade of the wastewater treatment plant to meet the Department of Natural Resources discharge requirements. The annual increase would be 11% for each year (beginning July 1, 2023) for the next 5 years. The base rate would increase for sewer service in the first year by \$1.64 per month from \$14.90 to \$16.54. The price per 100 cubic feet would increase by 69 cents from \$6.29 to \$6.98. Attached is a table showing the increase by amount of sewer used along with a copy of the fee schedule.
- H. **GCDC quarterly report and approval of funds.** Report attached

COUNCIL MEETING

AUGUST 9, 2022

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
ABSENT: None

Mayor Pro Tem Zmolek presided.

No citizens spoke during Open Forum.

On motion by Wetrich, second by Sloan, the Council approved the following consent agenda: July 26, 2022 Council Minutes, Casa De Oro, Class C Liquor License and payment of monthly bills from the City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
NAY: None

RESOLUTION NO. 53-22

On motion by Jackson, second by Ahrenholtz, the Council approved Resolution No. 53-22, a resolution approving bad debt write offs for 2008-2009 Utilities.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz
NAY: None

RESOLUTION NO. 54-22

On motion by Sloan, and second by Wetrich, the Council approved Resolution No. 54-22, a resolution approving Landus Cooperative Plat of Survey.

AYE: Jackson, Zmolek, Sloan, Ahrenholtz, Wetrich
NAY: None

RESOLUTION NO. 55-22

On motion by Ahrenholtz, and second by Wetrich, the Council approved Resolution No. 55-22, a resolution transferring funds from the Equipment Reserve-ISF to Road Use Tax Fund in the amount of \$173,101.19.

AYE: Ahrenholtz, Zmolek, Jackson, Sloan, Wetrich
NAY: None

RESOLUTION NO. 56-22

On motion by Jackson, and second by Wetrich, the Council approved Resolution No. 56-22, a resolution accepting grant from Iowa Economic Development Authority for 203 West Harrison Street project.

AYE: Sloan, Ahrenholtz, Jackson, Zmolek, Wetrich
NAY: None

On motion by Wetrich, second by Sloan, the Council approved of a Façade Rehabilitation grant of \$137,500.00 for Corner View Properties LLC at 100 and 102 N Wilson Street.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
NAY: None

On motion by Wetrich, second by Ahrenholtz, the Council approved to setting the 2023-2024 Budget Priority Workshop for September 27, 2022 at 5:30 p.m.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

Nay: None

RESOLUTION NO. 57-22

On motion by Sloan, second by Jackson, the Council approved Resolution No. 57-22, a resolution to fix a date for public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$15,000.000.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 58-22

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 58-22, a resolution authorizing early redemption of Sewer Revenue Refunding Bonds Series 2012.

AYE: Zmolek, Ahrenholtz, Jackson, Sloan, Wetrich

NAY: None

On motion by Wetrich, second by Sloan, the Council approved the first reading of ordinance adjusting sewer rate by 11% for FY 2023-2024.

The following bills were approved by payment from City funds:

ABC PEST CONTROL	PEST CONTROL	427.5
ACCESS SYSTEMS	RN SCAN ISSUE	30.00
ACCESS SYSTEMS LEASING	CPIER LSE	1228.51
ACCO UNLIMITED CORP	WA CHEM	7,403.71
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	105.00
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	SW TSTG	2,108.00
ALLIANT ENERGY	UTILITIES	35,970.53
BAKER & TAYLOR INC.	LB MOVIES	1,205.71
BLOHM INSPECTION/ENVIRO	207 E PERRY ASBESTOS	830.00
BOLTON & MENK INC	2022 RUSSELL ST WA MAIN	94,939.00
BOMGAARS	SUPP	1,538.68
BRICK GENTRY P.C.	LEGAL FEES	2,325.00
BROWN SUPPLY COMPANY	WA PARTS	756.00
C&D MASONRY INC	AIR TEMP STOREFRONT	44,079.00
CARD SERVICE CENTER	CARD CARD	2,714.40
CARROLL COUNTY SOLID WASTE	RC MRKTG FEES	201.10
CARROLL TIMES HERALD	LB RENEWAL	115.00
CENGAGE LEARNING INC / GAL	LB BOOKS	87.60
CENTRAL IOWA READY MIX	RUT CONCRETE	5,275.25
CENTRAL IOWA SYSTEMS	PL MOTION DETECT	475.48
CHEMSEARCH	WA QUIK MARK	104.75
CINTAS CORP	FIRST AID	323.39
CITY OF JEFFERSON	LB POOL RENTAL	75.00
CLARION DISTRIBUTING LLC	RUT CAN LINERS	55.00
COBRAHELP	PA FEE	55.00
COLLECTION SERVICES CENTR	CASE #895827	569.09
COMPASS MINERALS AMERICA	WA SALT	7,922.55
COUNTYWIDE ELECTRIC SERV	PL ELECTRICAL	1,481.06
CUMMINS SALES AND SERV	WA INSPECT/SERV	1,724.63
CUNNINGHAM LAWN PATROL, LLC	PD MOW L.E.C.	315.00
DANIELSON AUTO SERVICE	RUT MAINT	316.93
DEAL'S ORCHARD	GCRSE CIDER	160.00
DOLL DISTRIBUTING	GCRSE BEER	1,164.68
DPC INDUSTRIES, INC.	WA CHEM	650.62
DURLAM ELECTRIC	RN GYM LIGHT RPRS	6,844.33
ED M. FELD EQUIPMENT CO.	JFD AIR PACKS	16,488.68



REGION XII

COUNCIL OF GOVERNMENTS

Housing Services & Programs

Date: July 6, 2022
To: Roxanne Gorsuch
RE: GAX #9 Summary of Expenses

Please forward the following payments associated with GAX #8 within 10 days of receiving payment from IEDA.

\$ 37,637.00	To	Jefferson City View Properties, LLC
\$ 0.00	To	Region XII COG (Administrative costs)
\$ 37,637.00		TOTAL GAX #9

Thank You,

Karla Janning
Housing Programs Coordinator

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:	CITY OF JEFFERSON IOWA 220 N CHESTNUT ST JEFFERSON, IA 50129	PROJECT:	Green County Animal Shelter 1700 Doreen Wilber Drive Jefferson, IA 50129	APPLICATION NO:	22014-00004	Distribution to:	
				PERIOD TO:	05/31/22	OWNER	<input type="checkbox"/>
FROM CONTRACTOR:	Jensen Builders, LTD 1175 South 32nd Street Fort Dodge, IA 50501	VIA ARCHITECT:	Atura Architecture 912 North 13th Street Clear Lake, IA 50428	CONTRACT FOR:		ARCHITECT	<input type="checkbox"/>
				CONTRACT DATE:	11/01/21	CONTRACTOR	<input type="checkbox"/>
				PROJECT NOS:	22-014	FIELD	<input type="checkbox"/>
						OTHER	<input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	907,400.00
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	907,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	318,908.25
5. RETAINAGE:		
a. <u>5</u> % of Completed Work (Column D + E on G703)	\$	13,911.66
b. <u>5</u> % of Stored Material (Column F on G703)	\$	2,033.75
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	15,945.41
6. TOTAL EARNED LESS RETAINAGE	\$	302,962.84
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	264,321.58
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	38,641.26
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	604,437.16

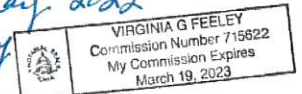
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$
NET CHANGES by Change Order	\$	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Jensen Builders, Ltd.
By: Mark A. Jensen Date: 5/19/22
State of: Iowa
County of: Webster
Subscribed and sworn to before me this 19th day of May, 2022
Notary Public: Virginia G. Feeley
My commission expires 3-19-23



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 38,641.26
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the AIA Contract Documents that are changed to conform with the amount certified.)

ARCHITECT: Atura Architecture
By: Mark A. Jensen Date: Aug. 10, 2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA[®] Document G702[™] – 1992

Application and Certificate for Payment

TO OWNER: CITY OF JEFFERSON IOWA 220 N CHESTNUT ST JEFFERSON, IA 50129	PROJECT: Green County Animal Shelter 1700 Doreen Wilber Drive Jefferson, IA 50129	APPLICATION NO: 22014-00005	Distribution to: OWNER <input type="checkbox"/>
FROM CONTRACTOR: Jensen Builders LTD 1175 South 32nd Street Fort Dodge, IA 50501	VIA ARCHITECT: ATURA ARCHITECTURE 912 North 13th Street Clear Lake, IA 50428	PERIOD TO: 8/31/2022	ARCHITECT <input type="checkbox"/>
		CONTRACT FOR:	CONTRACTOR <input type="checkbox"/>
		CONTRACT DATE: 11/1/2021	FIELD <input type="checkbox"/>
		PROJECT NOS: 22-014 / /	OTHER <input type="checkbox"/>

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703[™], Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	907,400.00
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	907,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	448,469.90
5. RETAINAGE:		
a. <u>5.00</u> % of Completed Work (Columns D + E on G703)	\$	22,423.49
b. _____% of Stored Material (Column F on G703)	\$	_____
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	22,423.49
6. TOTAL EARNED LESS RETAINAGE	\$	426,046.41
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	302,962.84
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	123,083.57
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	481,353.59

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$
NET CHANGES by Change Order	\$	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Jensen Builders LTD
By: Mr. Allen Frazier Date: 8/17/22
State of: Iowa

County of: Webster
Subscribed and sworn to before me this

Notary Public: Virginia G. Feeley
My commission expires: 3-19-23



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **123,083.57**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: ATURA ARCHITECTURE

By: [Signature] Date: Aug. 18, 2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Jefferson

8/15/2022 11:15:32 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$244,479					\$244,479
Benefits - Roads/Streets	\$127,138	\$474					\$127,612
Training & Dues		\$2,234					\$2,234
Building & Grounds Maint. & Repair		\$9,327	\$211,788				\$221,115
Road Beautification			\$15,000				\$15,000
Vehicle & Office Equip Operation and Repair		\$56,747					\$56,747
Other Maintenance and Repair			\$168,399				\$168,399
Engineering		\$425					\$425
Insurance		\$40,000					\$40,000
Payments to other agencies		\$4,181					\$4,181
Other Contract Services		\$11,140					\$11,140
Minor Equipment Purchases		\$810					\$810
Operating Supplies		\$5,718					\$5,718
Other Supplies		\$11,597					\$11,597
Heavy Equipment	\$22,488	\$22,907					\$45,395
Transfer Out		\$50,000					\$50,000
Street Lighting		\$101,842					\$101,842



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Jefferson

8/15/2022 11:15:32 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Traffic Control/Safety		\$3,021					\$3,021
Snow Removal		\$14,483					\$14,483
Total	\$149,626	\$579,385	\$395,187				\$1,124,198



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Jefferson

8/15/2022 11:15:32 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$99,626		\$0	\$0			\$99,626
Other Taxes (Hotel, LOST)			\$395,187				\$395,187
State Revenues - Road Use Taxes		\$582,157					\$582,157
Charges/fees						\$0	\$0
Sale of Property & Merchandise		\$3,801					\$3,801
Fines		\$360					\$360
Sale of Assets		\$840					\$840
Transfer In	\$50,000						\$50,000
Total	\$149,626	\$587,158	\$395,187	\$0	\$0	\$0	\$1,131,971



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Jefferson

8/15/2022 11:15:32 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Jefferson
8/15/2022 11:15:32 AM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Haulotte Bijax 5533A Lift	2014	Purchased	\$30,000	No Change
Solar Tech Silent Sentinel Signboard	2017	Purchased	\$4,500	No Change
Elgin Street Sweeper	2018	Purchased	\$185,000	No Change
Atlas Air Compressor	2006	Purchased	\$11,000	No Change
Vermeer Brush Chipper BC 1400XL	2005	Purchased	\$40,000	No Change
CAT Grader	1996	Purchased	\$51,000	No Change
Target Concrete Saw (13-horse)	2006	Purchased	\$1,300	No Change
JLG 46055 Lift	2012	Purchased	\$35,000	No Change
Silverado K2500	2017	Purchased	\$30,011	No Change
Chevy Truck	2004	Purchased	\$19,798	No Change
SnoGo WK800 Snow Blower	2020	Purchased	\$152,000	No Change
Bobcat Skid Loader	2004	Purchased	\$25,000	No Change
International 7300 Single Axle	2005	Purchased	\$89,000	No Change
International 7300 Single Axle	2003	Purchased	\$70,500	No Change
Case Tractor 120C	2017	Purchased	\$68,000	No Change
CAT Backhoe	2008	Purchased	\$90,000	No Change
CAT Loader	1997	Purchased	\$100,000	No Change
Target Concrete Saw (35-horse)	2003	Purchased	\$13,000	No Change
Cougar Mosquito Sprayer	2007	Purchased	\$8,000	No Change
International 7300 Single Axle	93000	Purchased	\$93,000	No Change
International Dump Truck	2020	Purchased	\$84,000	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Jefferson

8/15/2022 11:15:32 AM

Description	Model Year	Usage Type	Cost	Purchased Status
International Truck 7300 4X2	2014	Purchased	\$20,000	No Change
Silverado K2500	2017	Purchased	\$31,511	No Change
London Foggers Model 18-20 Command with GPS	2021	Purchased	\$15,145	New



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022
Jefferson
8/15/2022 11:15:32 AM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Jefferson

8/15/2022 11:15:32 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	(\$17,219)	\$0	\$0	\$0	\$0	(\$17,219)
SubTotal Expenses (-)	\$149,626	\$529,385	\$395,187				\$1,074,198
Transfers Out (-)		\$50,000					\$50,000
Subtotal Revenues (+)	\$99,626	\$587,158	\$395,187	\$0		\$0	\$1,081,971
Transfers In (+)	\$50,000						\$50,000
Ending Balance	\$0	(\$9,446)	\$0	\$0	\$0	\$0	(\$9,446)

Resolution Number:

Execution Date: Monday, August 22, 2022

Signature: Sarah Morlan

RESOLUTION NO. _____

Resolution taking additional action on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement

WHEREAS, the City of Jefferson (the “City”), in Greene County, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the “Utility”) in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, the City has heretofore proposed to contract indebtedness and enter into a certain Sewer Revenue Loan and Disbursement Agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$15,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility, and has published notice of the proposed action and has held a hearing thereon on August 23, 2022;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. The City Council hereby determines to enter into the Agreement in the future and orders that Sewer Revenue Bonds be issued at such time in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Section 3. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved August 23, 2022.

Mayor

Attest:

City Clerk

City of Jefferson

Façade Rehabilitation Program Application

Purpose:

The purpose of this grant program is to assist business/building owners within the City of Jefferson Main Street District to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

Eligible Applicants:

- ◆ Eligible applicants are building owners in the City of Jefferson Main Street District who are committed to the Historical District.

Eligible Projects to be Considered for Funding:

- ◆ Projects that correct violations of the current International Property Maintenance Code.
- ◆ Projects for facade improvements only.

Funding Requirements:

- ◆ Grant funds are available on a reimbursement basis only.
- ◆ Grants will generally be awarded on a 50/50 cash match basis.
- ◆ Building design and materials must be approved by Facade Review Committee.
- ◆ Before and after pictures are required for funding.
- ◆ Projects must abide by the City of Jefferson Downtown Building Design Guidelines
- ◆ Projects may be required to obtain design assistance through Main Street Iowa.
- ◆ Large projects must submit building renderings of design.

Applicant Information

Organization Name: RVP 1875 Project Name: Milligan Building

Contact Person: Robby Pedersen Mailing Address: 115 S. Wilson

City, State, Zip: Jefferson, Iowa 50249 Daytime Phone Number: 515/975-3083

Fax: _____ E-mail: _____

Total Project Cost: \$ 25,000 Amount requesting from this grant program: \$ 12,500

Project Address: 115 S. Wilson

Project Description Masonry rebuild N+S corners, top parapet, + the upper 5' of the whole facade

The Facade Review Committee will make final recommendations to the City Council regarding which projects should be funded. However, they will solicit input by utilizing, the City Engineer, City Department Staff, and/or City Council Members.

For More Information/Questions:

Contact the City Administrator or Building Official at 515-386-3111.

115 South Wilson Jefferson IA

Historical Furniture Shop

Rebuild North brick column + cap

Rebuild South brick column + cap

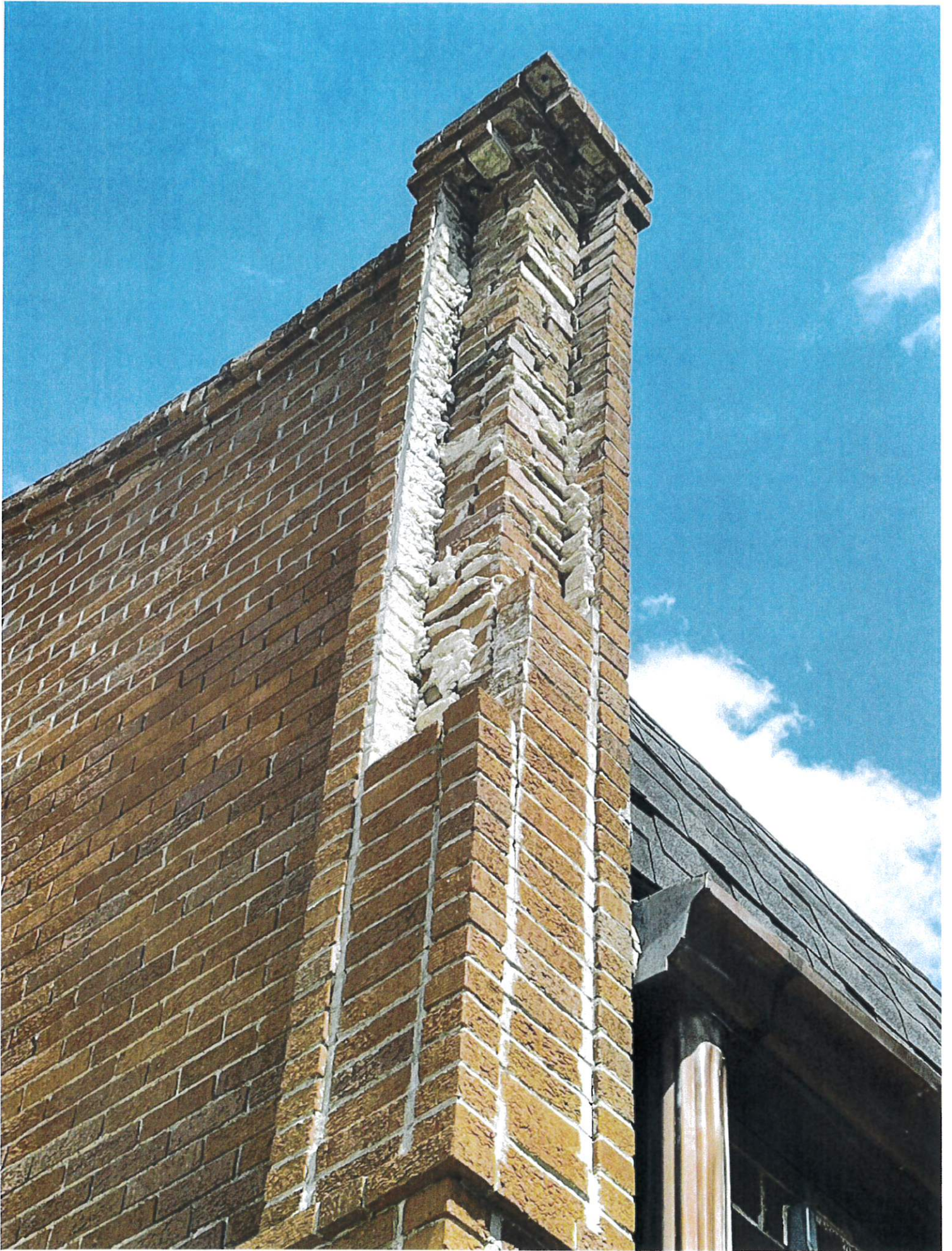
Retuck point on West (street) side 5x30
parapet + rebuild left top corner parapet
replace 250 brick over all.

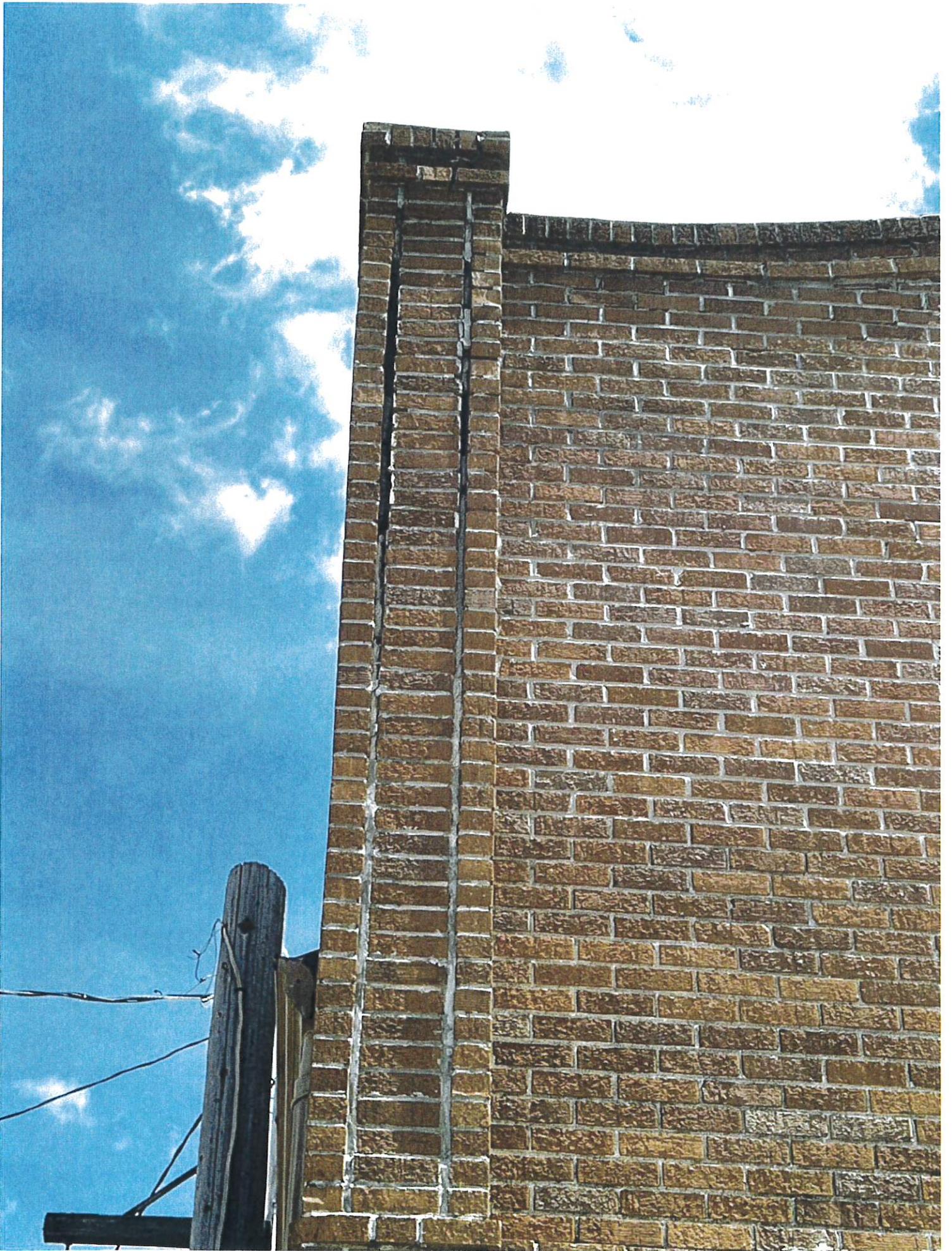
retuck point as needed on West side
\$25,000

20% start up
\$5,000 (pd)

James V. [Signature]
Bob Peterson

8/11/22











ORDINANCE NO. _____
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISION
PERTAINING TO WATER RATES

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Section Amended. Section 92.02 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

92.02 RATES FOR SERVICE. Water services shall be furnished at the following monthly rates within the City:

(Code of Iowa, Sec. 384.84)

Cubic Feet Used Per Month	Rate
First 134	\$12.45 (minimum bill)
All Over 134	\$7.81 per 100 cubic feet

SECTION 2. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. When effective. This ordinance shall be effective as of the beginning of the monthly water and sewer billing cycle that commences immediately after this ordinance is published as required by law.

Finally passed by the Council and approved on _____, 2022.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

I hereby certify that the foregoing ordinance was published in The Jefferson Herald on _____, 2022.

Roxanne Gorsuch, City Clerk

Proposed Water Rate for 2022

Flat Rate per month (First 134 cubic feet)	\$12.45
Charge Rate (per 100 cubic feet, all over 134)	\$7.81

Total Cubic Feet Used	2022 Monthly Increase
200	\$0.88
300	\$1.27
400	\$1.66
500	\$2.05
600	\$2.45
700	\$2.84
800	\$3.24
900	\$3.63
1000	\$4.02



Please call City Hall at 386-3111 for more information about your bill and the proposed water rate increases

ORDINANCE NO. _____
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISION
PERTAINING TO SEWER USER CHARGES

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Section Amended. Section 99.04 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

99.04 SEWER USER CHARGE. Each customer shall pay a flat rate user charge and user charge rate for operation and maintenance as follows:

Fiscal Year	Flat Rate User Charge (per month)	User Charge Rate (per 100 cubic feet of water used per month)
2023-24	\$16.54	\$6.98
2024-25	\$18.36	\$7.74
2025-26	\$20.38	\$8.59
2026-27	\$22.62	\$9.53
2027-28	\$25.11	\$10.58

SECTION 2. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. When effective. This ordinance shall be effective as of the beginning of the monthly water and sewer billing cycle that commences immediately after this ordinance is published as required by law.

Finally passed by the Council and approved on _____, 2022.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

I hereby certify that the foregoing ordinance was published in The Jefferson Herald on _____, 2022.

Roxanne Gorsuch, City Clerk

Proposed Sewer Rate for 2023

Flat Rate per month

\$16.54

Charge rate (per 100 cubic feet)

\$6.98

Total Cubic Feet Used	2022 Monthly Increase
200	\$3.02
300	\$3.71
400	\$4.40
500	\$5.09
600	\$5.78
700	\$6.47
800	\$7.16
900	\$7.85
1000	\$8.54



Please call City Hall at 386-3111 for more information about your bill and the proposed water rate increases

GREENE COUNTY DEVELOPMENT CORP.
MONTHLY STATUS REPORT- 8/3/22

-Below is the Diversity Project update for July. Work on the RISE grant application was complete and submitted to the USDA. The grant review process should be completed by September 15. On or before that date GCDC will be notified of their decision. Funding has been approved to continue the project in the interim.

-GCDC will submit an application for EDA Grant Funding during August. We should have a response within six weeks of application.

-The August Diversity Project Steering Committee Meeting was held 8/3. The committee meets the first Wednesday of each month. Chuck Offenburger chairs the committee and Carlos prepares a summary and agenda for each meeting. The committee received an update on all Diversity Project activities during July.

-The Steering Committee is comprised of members from all segments of the Greene County community (government, organizations, faith community, businesses, retail, schools, agriculture, law enforcement, the hospital, and at large members).

-Four new subcommittees were added beginning in June. Those committees are:

- Inter-faith activities
- Cultural Integration
- Soccer Events/Facilities
- Culture & Arts

-All the committees met during July, and Chuck provided an update on planned events for each committee. There are several events scheduled during the next couple months including a Latino music group performing during the Art on the Square event in September and a possible music event at History Boy Theatre in November. Deb McGinn has been instrumental in setting up the events.

-On August 9 several members of the organization that created the successful diversity project in Storm Lake will be at Wild Rose Casino at 7:00 pm to talk about their project, how it developed, and what Jefferson

can learn from their efforts. This should be of significant help to our community as we move forward with our project. The event is open to the public.

-The Diversity Project participated in the Bell Tower Festival sharing a booth with Chamber/Main Street to provide information on the project. Two Latino dance groups performed during the parade, at the end of the parade, and on the main stage in front of the Courthouse. The Aztec Group from Dennison was a parade award winner. The Diversity Project also provided information for the Reunion Rendezvous and the Community Outreach Dinner. The Latino dance groups attracted a significant number of new Latino visitors to Jefferson for the event and their dance routes were a highlight of the Bell Tower.

-During July Carlos conducted readiness training and finished information gathering from our major employers before beginning our recruitment program in September. The information includes available incentives, a list of documents they need translated, and employer preparations for new Latino workers.

-Advertising will begin in September and feature a revolving series of ads for specific jobs at our major employers. The ads will include job requirements and incentives.

-We are holding meetings with multiple employers to get specific input on how to best develop a transportation system. We need their input to establish routes, how the costs will be covered, and who is eligible to use the system. We continue to work with Region XII on the program and will apply for a grant to help with transportation costs.

-A transportation meeting was held with Region XII on July 12 to finalize the transportation route system and costs. Because of the routes needed by our employers we are also working with a transportation company out of Des Moines to establish a route from Grimes through Perry to Jefferson. This route will be open to all employers in Greene County.

-The Diversity Project Committee met with the "Jefferson Wants You" committee on August 3 to work on combining efforts to market the community as well as attract new workers. We are sharing marketing strategy and connections through

our websites and translating documents into Spanish to be used at the Welcome Center. This is a valuable partnership for the project. Their new website is now available, and the Diversity Project is tied into it to share information.

-GCDC conducted retail recruitment trips with Carlos to cities in our region to see if Latino businesses have an interest in expanding to Greene County in support of the Diversity Project. Response from the meetings was very positive from several businesses interested in expansion or relocation. A group tour of Greene County is being organized for August 30. The group will tour available buildings in Jefferson and have a “lunch and learn” in the basement of the Sierra Theatre.

-During July GCDC met with housing developers to talk about new housing to support community growth and the Diversity Project. The goal is to add units in each of the smaller communities and Jefferson.

-GCDC met with Zack Mannheimer, who previously conducted the successful Vision 2020 Project. Zack now owns a 3D Housing Development Company and would consider construction 3D housing in Greene County.

Another meeting is scheduled for August 4 between Andy Rowland, Zack, and the developer that constructed several 3D homes for Zack in Virginia.

-Andy Rowland, who built two apartment projects in Jefferson, has purchased land near the high school and plans to build 8 to 10 new single family houses this year and several more in 2023. He submitted his application for Workforce Housing Tax Credit in June and GCDC provided rationale for the application. The GCDC membership provided multiple letters of support. Andy has an interest in the 3D housing opportunity as the lead contractor.

-As part of the Diversity Project, GCDC is working with John Rigler to continue contact with local relocation agencies for other immigrant groups.

-The Greene County Early Learning Center continues to move forward with construction. They still plan on a summer opening.

-GCDC is working with local agencies to explore additional childcare options to support community growth and the Diversity Project.

-GCDC continues to work with Mike Bierl (the County Veterans Service Officer) and Home Base Iowa on our marketing program to attract veterans to Greene County and support the Home Base Iowa Initiative.

- A summary of current veteran incentives is on the State Home Base Iowa website as well as the GCDC website and Facebook.
 - So far five veterans have been hired locally and nine others have gone through an interview process with possible jobs pending.
 - Mike Bierl and GCDC are the points of contact for resumes sent from HBI that match the types of jobs in Greene County. We work directly with our major employers to get the resumes to them and help them access veterans on the HBI home website. Multiple resumes were sent in July.
- GCDC continues to work with several potential new businesses who are in various stages of development and/or working on loan applications through the Greene County Revolving Loan Fund or Region XII RLF funding.
 - New businesses are looking at locations on Highway 30, GCDC land in the West Business Park, the GCDC land next to Power Lift, and on the Square. Interest from potential new businesses is the highest it has been in years. This includes a possible new restaurant in Scranton.
 - GCDC provides funding to the SBDC, so they are available to assist new business by creating financials and business plans at no cost. Anyone interested in using their services can contact Ken Paxton at 515-386-8255. SBDC will help with your business plan and financials at no cost.
 - If anyone is aware of someone with a new business idea who is looking for help with financing or business planning, please call Ken Paxton at 515-386-8255.
- The City of Jefferson provided funds for a study to develop an indoor waterpark attached to the Community Center. The kick-off meeting was held at the Community Center in March. There appears to be significant interest throughout the community. Initial survey results were issued in June with a report to follow.

MEETINGS

- Iowa Works, Wild Rose Casino, and GCDC sponsored a Job Fair at Wild Rose on Wednesday, June 29. The event ran from 3 pm to 7 pm and was advertised

through Iowa Works and Diversity Project media sources covering all Western Iowa and the Des Moines area. Over 40 potential employees attended the event. Fifteen local companies attended. Multiple companies hired new employees, and several are following up on potential new hires. Refreshments were served. Iowa Works had a table to help with resume writing and interviewing. The Diversity Projects also had a table at the event.

- Materials for the Job Fair were available in both English and Spanish.

- The Diversity Project is working on additional Job Fairs that would focus on one or two major employers and maybe be conducted at remote locations or virtually.

- GCDC attended the monthly Iowa Economic Development Marketing Meeting on July 25. The meeting covered future projects for the IED group. GCDC presented an update on our projects and focused on the Diversity Project and our need for new housing. We also discussed the possibility of 3D housing and our need for transportation support.

- During July the Diversity Project Committee held several meetings with major employers to establish their readiness for new Latino employees and help them translate employment documents. The meetings were held with New Way, AAI, GCMC and others. Additional meetings will be held in August

- GCDC provided funding to the Chamber/Main Street to translate information about the community into Spanish.

- GCDC is working with the City and Chamber/Main Street to coordinate efforts to support RVP-1875 through promotions and other options. GCDC is working with the Bell Tower Board on a joint promotion.

- Attorney General Tom Miller visited Jefferson on August 3. He was given a tour of the city and went to the top of the Bell Tower. He was updated on the Diversity Project, housing needs and other projects.

- The date has been sent for the GCDC Annual Meeting. It will be held at Wild Rose on Monday, September 19. Doors open at 6 pm.

- GCDC met with the new Greene County School Superintendent Brett Abbotts. He was updated on our projects and will begin attending the Full Board Meetings.

MINUTES

WATER/SEWER, STREET/SANITATION COMMITTEES TUESDAY, AUGUST 16, 2022, 12:00 NOON JEFFERSON CITY HALL

Attendees: Jim Leiding, Jason Neville, Mark Clouse, Coltrane Carlson, Harry Ahrenholtz, Mike Palmer, Dave Morlan, Dave Sloan, Marty Murphy, Chad Stevens, Joyce Richardson

Meeting called to order at 12:04 pm

Open Forum – Tim Pound requested the committee to re-evaluate the UTV ordinance to allow ATV use. He asked for the city to match the ordinance that the state has currently in place. After some discussion it was decided to continue this request for next meeting so as the city and committee have time to discuss with the law enforcement committee, get feedback from officers and other personnel. This will need to be put on the agenda for next time to further discuss options.

I. SEWER

A. Wastewater Treatment Improvement Project – Jim Leiding and Jason Neville talked about updated costs for his project. The cost is currently approximately \$16.6 million. Costs have gone up due to a number of things, such as supply prices, HVAC updates, plumbing updates, electrical updates, etc. Some of these were not in the original estimate but it was recommended by the mechanical engineer that they be done due to them only being good for about half the time the other improvements should last. Mike mentioned that the requested bond amount was for \$15 million max and this cost of this project far exceeds that. he said he will need to discuss with Tim. The bond vote will need to be tabled until he figures out if can go over the \$15 million. The bond vote will still be on

agenda and at that time it will be requested to be tabled until a proper amount can be decided. As of right now, Katie is working with the DNR to try to get an extension of when the work needs to be completed. Currently with the delays, it will be difficult for a contractor to get the work completed in the allotted time that is left. Jason to get a further breakdown of costs of the additions so committee can see where the increases are at. Mike to update next committee meeting.

B. WATER

A. Water Rates – *water rates are typically increased at 3%. They have not been increased since July 2021. With only a 3% increase, we are not staying ahead. Mike handed out paperwork showing 3%, 4%, and 5% increases. Harry and Dave S. both moved for the 5% increase. Will need 3 readings before increasing, looking to increase in December 2022. Harry questioned Jim about an update on the water project. Need the plant assessment and questioning if we do it immediately.*

C. STREETS/IMPROVEMENTS

A. West Lincoln Way Improvement Project - *Jim handed out an opinion of probable costs report for the West Lincoln Way improvement project. Approximately \$5.4 million for this project and could take near of two years to complete if project is split in half. We need to get priorities for time wise. Mike to discuss with Tim about TIF funds for this and Jim said April to November to get it done. He said to make sure bidding happens late year or early year before spring so work can be started early spring.*

B. Speed limit on Greenwood - *Mark discussed speed limit signs on Greenwood from Highway turn to golf course. He is getting speeding complaints. He is not sure speed limit signs will help the issue but currently there are just “slow” signs. Committee agreed to change the “slow” signs to actual speed limit signs. Mark to study ordinance so proper speed can be posted.*

D. SANITATION/RECYCLING

- A. Waste collection to landfill was 216.36 tons*
- B. Recycling collection to Carroll was 20.11 tons*
- C. **Commercial Recycling** – Three businesses have agreed to share a dumpster for trash. The dumpster will be located in an enclosure in the city parking, west end, near the electrical box. This area will also house their recycling so there should be no more issues.*
- D. **Sanitation Rates**- falling behind on these, not increased for a while. Harry requested to put this in front of the finance committee. Will need to put this on agenda to revisit after the finance committee.*

Meeting adjourned at 1:05 pm